



Hon Tony Kelly MLC  
Minister for Planning  
Minister for Infrastructure  
Minister for Lands  
Deputy Leader of the Government in the Legislative Council  
Leader of the House in the Legislative Council

## MEDIA RELEASE

27 July, 2010

### **8,400 JOBS - 3,100 NEW DWELLINGS - \$1.4 BILLION INVESTMENT IN JUNE**

A total of 43 major projects worth \$1.44 billion and supporting more than 8,400 jobs were approved through the NSW planning system in June 2010.

Minister for Planning, Tony Kelly, said the June figures saw an emphasis on residential housing supply and job creation.

This included:

- The beginning of construction on nearly \$600 million worth of urban renewal projects at the former Carlton and United Brewery site will deliver around 600 new apartments, generate around 4,400 jobs and revitalise the Broadway area of Sydney's inner city;
- Two projects in the Tweed with around 1,600 dwellings to be delivered at Bilambil Heights and a further residential subdivision adjacent to Bilambil Village, which will see the rehabilitation of a former quarry site (important in achieving the housing and employment targets in the Government's Far North Coast Regional Strategy); and
- A \$52 million residential subdivision at Fern Bay north of Newcastle delivering a potential 900 new homes in the Lower Hunter, leading to the creation of around 2,500 construction jobs as houses are built.

Mr Kelly said there was also a significant boost in medical research and health care investment in June.

"A \$380 million research centre to fight obesity, diabetes and cardiovascular disease has been approved at Sydney University's Camperdown campus," the Minister said.

During June 2010:

- 43 approvals were granted, supporting 3,167 construction jobs, 5,229 operational jobs and \$1.44 billion worth of capital investment;
- Of the 43, five were approved by the Minister; and
- A further 32 approvals were made by the Department of Planning, and six by the Planning Assessment Commission, under relevant parts of the Environmental Planning and Assessment Act.

Since September 2008, the Government has granted 789 approvals supporting more than 122,700 jobs and \$36.5 billion in investment.

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## Major Projects – State Wide Update – June 2010

1 to 30 June 2010					
	Approvals	Jobs – Construction	Jobs – Operational	Jobs– Total	CIV
<b>Minister</b>					
Part 3A					
Concept	2	50	1,366	1,416	\$196,518,631
Project	2	80	2,159	2,239	\$394,200,000
<i>Total Part 3A</i>	4	130	3,525	3,655	\$590,718,631
Part 3A Mod	1	0	0	0	\$0
Part 4	0	0	0	0	\$0
Part 4 Mod	0	0	0	0	\$0
<b>Total</b>	<b>5</b>	<b>130</b>	<b>3,525</b>	<b>3,655</b>	<b>\$590,718,631</b>
<b>Department</b>					
Part 3A					
Concept	2	150	500	650	\$109,600,000
Project	7	2,700	248	2,948	\$300,829,008
<i>Total Part 3A</i>	9	2,850	748	3,598	\$410,429,008
Part 3A Mod	12	0	0	0	\$127,800,000
Part 4	4	7	1	8	\$660,000
Part 4 Mod	7	0	0	0	\$0
<b>Total</b>	<b>32</b>	<b>2,857</b>	<b>749</b>	<b>3,606</b>	<b>\$538,889,008</b>
<b>Planning Assessment Commission</b>					
Part 3A					
Concept	2	180	955	1,135	\$311,265,000
Project	4	0	0	0	\$0
<i>Total Part 3A</i>	6	180	955	1,135	\$311,265,000
Part 3A Mod	0	0	0	0	\$0
<b>Total</b>	<b>6</b>	<b>180</b>	<b>955</b>	<b>1,135</b>	<b>\$311,265,000</b>
<b>Grand total</b>	<b>43</b>	<b>3,167</b>	<b>5,229</b>	<b>8,396</b>	<b>\$1,440,872,639</b>



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8 September 2008 to 30 June 2010					
	Approvals	Jobs – Construction	Jobs – Operational	Jobs – Total	CIV
<b>Minister</b>					
Part 3A					
Concept	33	27,143	20,256	47,399	\$13,611,371,261
Project	129	21,217	27,314	48,531	\$17,048,836,765
<i>Total Part 3A</i>	<i>162</i>	<i>48,360</i>	<i>47,570</i>	<i>95,930</i>	<i>\$30,660,208,026</i>
Part 3A Mod	14	2,550	12,468	15,018	\$2,599,614,000
Part 4	8	1	0	1	\$3,086,760
Part 4 Mod	14	23	0	23	\$14,885,858
<b>Total</b>	<b>198</b>	<b>50,934</b>	<b>60,038</b>	<b>110,972</b>	<b>\$33,277,794,644</b>
<b>Department</b>					
Part 3A					
Concept	3	150	500	650	\$109,600,000
Project	46	3,765	1,688	5,453	\$714,777,958
<i>Total Part 3A</i>	<i>49</i>	<i>3,915</i>	<i>2,188</i>	<i>6,103</i>	<i>\$824,377,958</i>
Part 3A Mod	199	548	549	1,097	\$795,496,706
Part 4	138	197	92	289	\$45,253,954
Part 4 Mod	187	359	86	445	\$771,240,181
<b>Total</b>	<b>573</b>	<b>5,019</b>	<b>2,915</b>	<b>7,934</b>	<b>\$2,436,368,799</b>
<b>Planning Assessment Commission</b>					
Part 3A					
Concept	3	730	1,555	2,285	\$431,265,000
Project	15	735	796	1,531	\$426,745,820
<i>Total Part 3A</i>	<i>18</i>	<i>1,465</i>	<i>2,351</i>	<i>3,816</i>	<i>\$858,010,820</i>
Part 3A Mod	0	0	0	0	\$0
<b>Total</b>	<b>18</b>	<b>1,465</b>	<b>2,351</b>	<b>3,816</b>	<b>\$858,010,820</b>
<b>Grand total</b>	<b>789</b>	<b>57,418</b>	<b>65,304</b>	<b>122,722</b>	<b>\$36,572,174,263</b>



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## **Glossary of Terms**

### **Major Projects**

Major Projects are proposals that come to the State Government for assessment and determination under Part 3A of the Environmental Planning and Assessment Act 1979 (the Act). The Major Projects State Environmental Planning Policy (SEPP) provides a list of the types of development which can be considered major projects, along with relevant thresholds or location. If the Minister forms the opinion that a particular proposal meets the criteria outlined in the Major Projects SEPP, then it is declared a major project. This is sometimes referred to as a 'non-discretionary' project. The Minister also has the power to declare a proposal to be a Major Project by order in the Government Gazette should the Minister consider the project to be of State or regional environmental planning significance. This is sometimes referred to as a 'discretionary project.'

### **Part 3A**

Part 3A of the Act sets out the steps which must be followed in the assessment of major projects such as public exhibition of the proposal and factors to be considered in the assessment of the project.

### **Concept plan**

A concept plan provides a broad overview of the proposed development and establishes a planning framework for the site. Once a proposal has been declared a major project the Minister may also decide whether to authorise or require the proponent to lodge a concept plan for the project. If a concept plan is approved, further approvals may be required before the project can proceed to actual construction and future project applications for the site must be consistent with the approved concept plan.

### **Project application**

While concept plans can be useful for some larger or more complex sites, the majority of proposals assessed as major projects are 'project applications'. Rather than providing a broad overview, a project application is an application to actually construct something, for example: a power station, tourist facility or hospital. Approval of a project application means that the proponent is able to proceed to the construction phase of the project, subject to the imposed conditions of approval.

### **Part 4**

Part 4 of the Act is that part of the legislation under which the vast majority of development applications (DAs) are assessed across the State, including applications to local councils for matters such as residential unit blocks or commercial buildings. While most proposals dealt with by the State Government are handled under Part 3A of the Act, the Government continues to be the consent authority under Part 4 for certain types of development – most commonly in the alpine area of the State.

### **Part 3A & Part 4 Modifications**

Proponents may apply to have their approval modified to allow for a project to be varied or to proceed in a different manner than originally approved. In order to have a proposal considered as a modification the proponent must demonstrate that the proposal, once modified, will remain substantially the same as the development that was originally approved. If this is not the case, the proponent is required to lodge an entirely new project application under 3A or DA under Part 4.

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